

**BOARD OF ADJUSTMENT
CITY OF FORT LAUDERDALE**

**WEDNESDAY, AUGUST 8, 2001
7:30 P. M.**

**CITY HALL
CITY COMMISSION CHAMBERS, 1ST FLOOR
100 N. ANDREWS AVENUE
FORT LAUDERDALE, FL**

AGENDA RESULTS

1. APPEAL NO. 00-40

APPLICANT:

M. Jean and Richard Waters

LEGAL:

**"Bermuda Riviera Sub of Galt Ocean Mile", Plat Book 38,
Page 46, Block "C", Lot 27**

ZONED:

RS-8 Residential Single Family/Low Medium Density District

STREET:

53 Castle Harbor Isle Drive

ADDRESS:

Fort Lauderdale, FL 33308

APPEALING: A rehearing of an appeal that was denied by the Board of Adjustment on September 13, 2000 under **Sec. 47-19.2 (P)** to permit a 1' 7" rear yard for an existing 58.5 sq. ft free standing shade structure built without a permit in a residential zone, abutting a waterway, where the Code requires that a free standing shade structure have a minimum rear yard of 10 ft when abutting a waterway in a residential zone.

DENIED 6-1

2. APPEAL NO. 01-34

APPLICANT:

George McKee

LEGAL:

**Parcel "A-1", Tower Park Subdivision", according to the Plat
Book 46, Page 49 of the Public Records of Broward County,
Florida**

ZONED:

**RS-8 – Residential Single Family/Low Medium Density
District**

STREET:

601 SW 26 Avenue

ADDRESS:

Fort Lauderdale, FL 33312

APPEALING: Sec. 47-5.31 (Table of Dimensional Requirements): To permit a flag lot with a width of 12.05' at the right-of-way for the construction of a proposed single family dwelling where the code requires that a lot has a minimum width of 50'.

CONTINUED 7-0

3. APPEAL NO. 01-37

APPLICANT: Pavlik Family, LTD
LEGAL: Lots 1 through 12 inclusive in Block D, in a subdivision of Frank Stranahan's Subdivision of the southeast ¼ of the southwest ¼ of Section 2, Township 50 South, Range 42 east, Fort Lauderdale, Florida as recorded in Plat Book 2, Page 63, of the Public Records of Dade County, Florida said land lying situated and being in Broward County, Florida together with that certain 10' alley lying north of Lots 1 through 6 of said Block D and south of Lots 7 through 12, Block D the same constituting all of said Block D inclusive.
ZONING: RO – Residential Office
RC – 15 – Residential Single Family/Cluster/Medium Density
STREET ADDRESS: 1301 E. Broward Blvd.
Fort Lauderdale, Florida 33301

APPEALING: Sec-47-5.14: To allow the construction of a commercial parking lot without a residential component, in RC-15, subject to the provisions of the XP Rezoning Process.

GRANTED 7-0

4. APPEAL NO. 01-38

APPLICANT: Eugene Roberto
LEGAL: Lot 11, Block 2, RIO VISTA ISLES UNIT 3, according to the Plat Book 7, Page 47, of the Public Records of Broward County, Florida together with that certain vacated portion of SE 12 Street abutting said lot and as vacated according to Ordinance No. C-79-41 and C-79-175891 by the City of Fort Lauderdale, Broward County, Florida
ZONED: RS-8 – Residential Single Family/Low Medium Density District
STREET: 1024 SE 11 Ct.
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec-47-5.31 (Table of Dimensional Requirements): To permit the enclosure of an existing 150 sq. ft carport into a storage room with a side yard of 3.9', where the code requires a minimum side yard of 5' for a single family dwelling in the RS-8 district.

GRANTED 7-0

5. APPEAL NO. 01-39

APPLICANT: Margaret Natale and Margaret M. Semenuk
LEGAL: The east 88' of Lots 1 and 2 PROGRESSO, according to the Plat thereof as recorded in the Plat Book No. 2, Page 18 of the Public Records of Broward County, Florida
ZONED: RMM-25 – Residential Mid-Rise Multifamily/Medium Density District
STREET: 847 NW 2 Avenue
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec-47-5.31 (Table of Dimensional Requirements): To permit the construction of a single family dwelling on a 4,400 sq. ft lot where the code requires that a single family dwelling have a minimum lot size of 5,000 sq. ft.

CONTINUED 6-1

6. APPEAL NO. 01-40

APPLICANT:

Fouad Belmahi

LEGAL:

Lot 18, and the north 10' of Lot 17, Block 7, of Halls Addition according to the Plat thereof as recorded in Plat Book 1, at Page 134, of the Public Records of Dade County, Florida.

ZONING:

Said lands situate and lying in Broward County, Florida RS-8 – Residential Single Family/Low Medium Density District

STREET:

418 NE 12 Avenue

ADDRESS:

Fort Lauderdale, FL

APPEALING: Sec-47-5.31(Table of Dimensional Requirements): To permit the enclosure of an existing 150 sq. ft carport into a one car garage with a front yard of 23.30', where the code requires a minimum front yard of 25' for a single family dwelling in the RS-8 District.

GRANTED 6-1

7. APPEAL NO. 01-41

APPLICANT:

Molen Gray

LEGAL:

Lot 65 according to the plat of AMENDED PLAT OF LOTS A, B, C & D PINE RIDGE ACRES as recorded in Plat Book 28, Page 36 of the Public Records of Broward County, Florida

ZONING:

B-3 – Heavy Commercial/Light Industrial District

STREET

1121 NW 51 Ct.

ADDRESS:

Fort Lauderdale, Florida

APPEALING: Sec-47-20: To permit a 4,931 sq. ft commercial/office building with 9 parking spaces where the code requires a minimum of 20 parking spaces for a 4,931 sq. ft commercial/office building.

CONTINUED 7-0

REPORT and FOR THE GOOD OF THE CITY.

The City maintains a Website for the viewing of BOA Agendas and Results at the following e-mail address:

<http://ci.ftlaud.fl.us/documents/boa/boaagenda.htm>

Board of Adjustment Agenda
August 8, 2001
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**GREG BREWTON
ZONING ADMINISTRATOR**

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NOTE: If you desire auxiliary services to assist in reviewing or hearing the meetings or reading agendas and minutes for the meetings, please contact the City Clerk at 761-5002 two (2) days prior to the meeting, and arrangements will be made to provide these services for you. A turnkey video system is also available for your use during this meeting.

NOTE: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.